

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

PREPARED BY: David M. Abramson, Deputy Planning and Zoning Manager

SUBJECT: Master Site Plan: MSP 5-1-08/Nova Southern University/3301 College Avenue

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: MSP 5-1-08, Nova Southern University, 3301 College Avenue

REPORT IN BRIEF: On January 7, 2004, the Town adopted Ordinance 2004-001 creating the Regional Activity Center – Academical Village (RAC-AV) zoning and regulations. The RAC-AV is intended to encourage and promote large-scale development and redevelopment, as well as small parcel infill and redevelopment to facilitate a coordinated and balanced mix of land uses.

The properties within the RAC-AV are generally located between University Drive (to the west), College Avenue (to the east), SW 30th Street & Abe Fischler Blvd. (to the north) and 36th Street and Perimeter Road (to the south). These properties comprise approximately two hundred eighty-five (285) acres of Nova Southeastern University (NSU) and are shown on the Town's Future Land Use map as Regional Activity Center (RAC).

In accordance with the Town's land development code, new development within a RAC-AV shall proceed in accordance with a master site plan approved by the Town Council. The master site plan is conceptual, but must designate mixed-use, university, and school areas. Further detail relating to the master site plan will be required at the time of building permit review.

Additionally, the owner(s) of property within the RAC-AV must submit an annual report to the Director of Development Services. The first annual report shall be submitted one (1) year after the effective date of the RAC-AV ordinance, and on that same date every year thereafter until development under the master site plan is complete. The annual

report shall outline ongoing and completed development activities, as well as any modifications to the master site plan.

If any modifications, less than twenty (20) percent, are proposed to buildings that were previously approved on the master site plan, the Development Services Department may approve those alterations and require them to be submitted as part of the annual report. However, any modification to the approved master site plan, such as but not limited to modifications over twenty (20) percent and/or new buildings, will require conceptual Development Review Committee review/recommendations and Town Council approval. This application consists of both modifications over twenty (20) percent and new buildings on the master site plan, and therefore requiring Town Council approval.

The Town Council originally approved a master site plan in 2003 for the NSU campus. Then in 2007, NSU received Town Council approval of a 2006/2007 modification. Presently, NSU is requesting approval of a 2007/2008 modification that changes the master site plan. The changes are as follows:

A. HPD Expansion – The “Health Professional Division Expansion” (HPD) is proposed on the northwest portion of the campus and consists of two (2) additions to the existing Sanford L. Ziff Clinic Building and to the Health Professions Division Complex (Terry Building). The first additions will be placed over an existing parking lot and landscaped area, extending out closer towards University Drive. This expansion is eight (8) stories and consists of a Mediterranean architectural design. This design is consistent with the mixed-use development proposed along the eastside of University Drive within the RAC-AV. A third addition was approved in 2007 and is located just south of the proposed expansion noted above.

B. NSU Center of Collaborative Research – The “Nova Southeastern University (NSU) Center of Collaborative Research” is located interior to the western boundary line of the NSU campus. This proposed building moved to the south, detaching itself from the existing HPD parking structure. The location of the building is in generally the same location as approved in 2007. Additionally, this building is six (6) stories (100’-7” in height) with a mosaic tile cupola in the center of the building and consists of a Mediterranean architectural design.

F. Parking Structures – The “Parking Structures” are proposed throughout the NSU campus. The 2007 master plan was approved with three (3) parking structures: next to the athletic fields, student residences, and medical buildings. This master site plan modification is proposing a new parking structure/expansion located on the northwest portion of the NSU campus, extending from the existing HPD parking structure. NSU has provided the floor plans and elevations for the parking structures north of the athletic fields and extending from the existing HPD parking structure. These buildings are five (5) and six (6) levels, respectively, and consists of a modern architectural design. This design is consistent with the campus architecture within the RAC-AV.

J. Sports Center Addition – The “Sports Center Addition” is centrally located on the NSU campus, attached to the south side of the existing University School Sports Center.

This building addition is one (1) story and consists of a modern architectural design and provides a fitness center, gyms, classrooms, wrestling room, pool training room, bathroom, lockers, storage, equipment rooms.

L. Athletic Fields – The “Athletic Fields” were approved through the 2006/2007 master plan and are centrally located on the NSU campus. This 2007/2008 master site plan proposes two (2) new athletic fields located interior to the eastern boundary line. This area was previously approved for student residences and parking. Furthermore, this proposed master plan provides for another baseball field in the center of campus.

N. University School Cafeteria – The “University School Cafeteria” is proposed within a structural extension from the existing University School Upper Division (Sonken Building). The cafeteria is one (1) story and consists of a modern architectural design while providing dining areas, kitchens, and server areas.

O. Central Plant – The “Central Plant” is proposed east of the medical buildings along the western boundary line. This building will replace the electrical plant that was centrally located within the campus on the 2006/2007 master plan modification. The building is one (1) story and consists of a modern architectural design.

P. Central Services – The “Central Services” are located south of the campus and will provide adequate landscape buffers adjacent to residential properties. The proposed building is two (2) stories and consists of a modern architectural design.

Q. Classroom Buildings – A new “Classroom Building” is located interior to the eastern boundary line and just east of the Miami Dolphin Indoor Training Facility. This building is new and no floor plans or elevations have been provided.

S. Student Residences – The “Student Residences” are proposed in the southeastern portion of the NSU campus. However, this modification reconfigures the building layouts to allow space for the two (2) new athletic fields. Additionally, this modification does not provide floor plans or elevations of the Student Residences.

U. Miami Dolphins Training Facility Expansion – The “Miami Dolphins Training Facility Expansion” is attached to the existing facility. The facility is located in northwestern portion of the campus and is south of Southwest 30th Street. There no floor plans or elevations of this expansion.

V. Campus Corner Entry Signs – The four (4) “Campus Corner Entry Signs” are located at each corner of the NSU campus. These signs are identical in size and design with NSU’s logos and message boards.

W. Main Entrance Sign – The “Main Entrance Sign” is located interior to the center portion of the eastern boundary line of the campus. This area consists of a wall, walkways, landscaping, and central median with fountain.

X. University School Pool House, Restrooms & Storage (Modular Structure) - The “University School Pool House, Restrooms & Storage” is centrally located on the campus just east of the 50 meter pool and Sports Center Addition. There are no floor plans or elevations for this modular structure.

Y. Concession/Restroom – The “Concession/Restroom” building is abutting the two (2) athletic fields in the southwestern portion of the NSU campus. There no floor plans or elevations of this building.

With Town Council approval, NSU may submit corresponding plans into the Town’s building division for all new and/or amended building(s) as identified in the 2007/2008 master site plan modification. These plans are required to demonstrate and meet state/local codes prior to receiving any permits to commence construction.

Staff finds that the proposed modifications to the NSU master site plan consistent with the Regional Activity Center (RAC) Master Plan and Land Development Code.

PREVIOUS ACTIONS: At the May 21, 2008 Town Council, this item was tabled to the June 18, 2008 meeting. **(Motion carried 4-0, Councilmember Crowley was absent)**

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS(S):

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. The previously approved 2006/2007 master site plan modification illustrates properties under separate ownership surrounded by the athletic fields. The proposed modification does not denote same property, therefore staff requests proof of NSU ownership of said parcels.
2. To ensure parking requirements have been met in accordance with the Land Development Code, staff is requesting a parking study/calculation.
3. Provide floor plans and elevations of all proposed buildings on the NSU campus prior to receiving building permit approval.

Engineering Division:

1. Provide traffic analysis to show if existing local roadway network is adequate for the proposed 5 story parking garage and surrounding buildings.
2. The building of a 5 story parking garage structure within the main campus is not recommended. The area already has failing roadways. The university should consider having an off campus garage and transporting students to campus via a shuttle service.
3. It appears the new proposed expansion areas may not have adequate drainage. Show master drainage plan for proposed campus expansion.

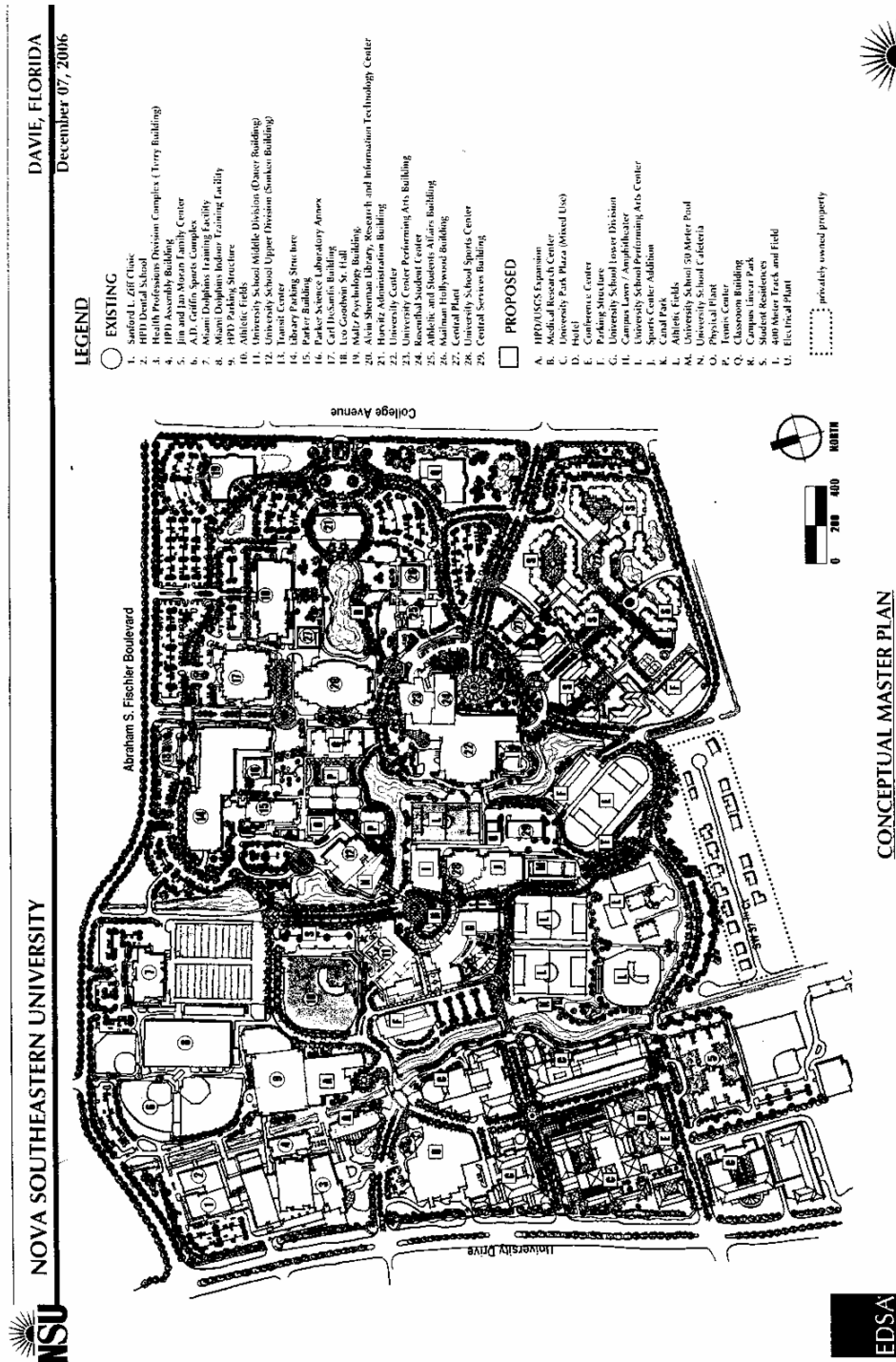
Landscaping:

1. Ensure tree preservation whenever possible through redesign, if necessary.

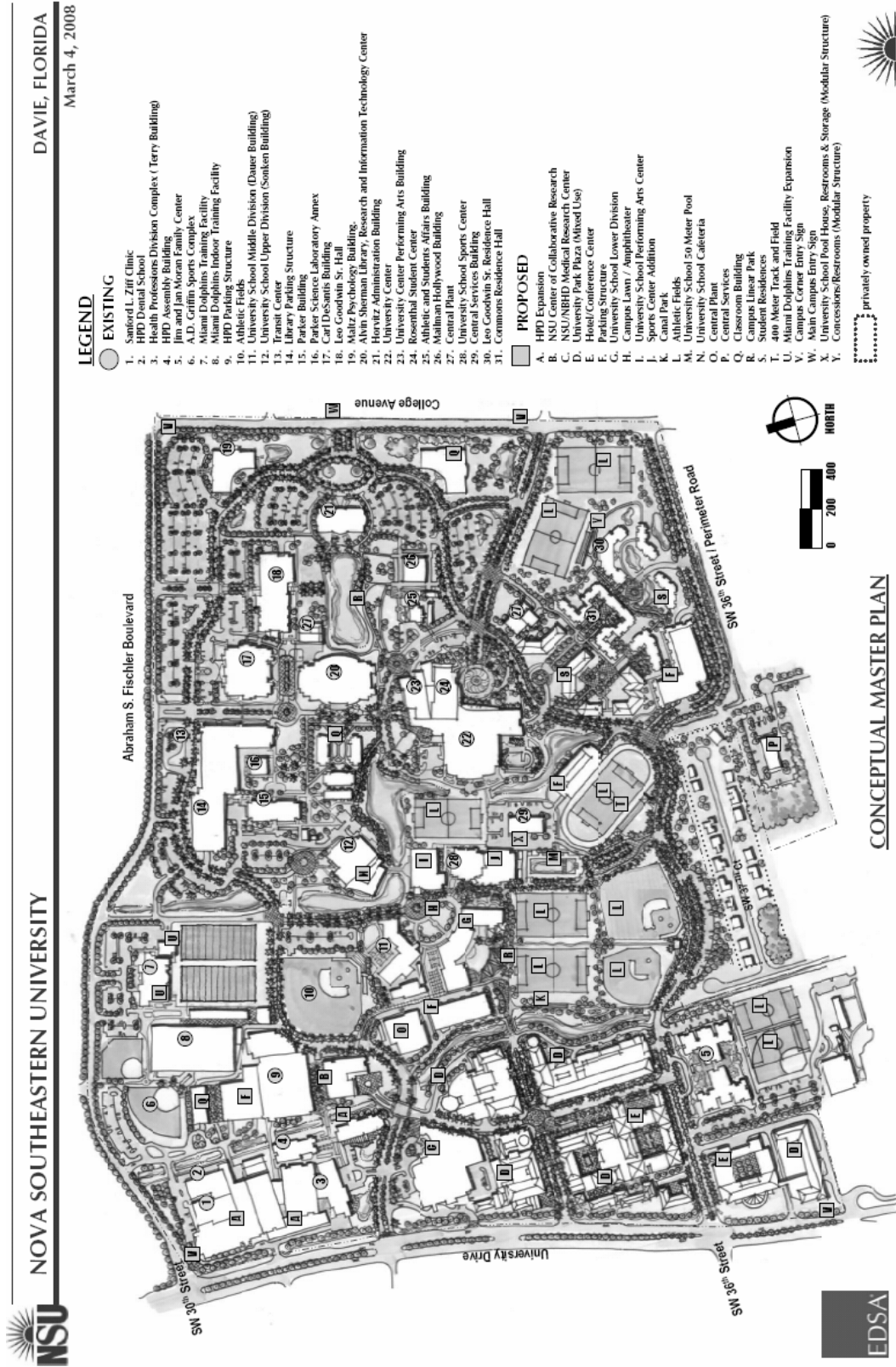
RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): 2006/2007 Master Site Plan Modification; 2007/2008 Master Site Plan Modification; and Modification Letter

Attachment (2006/2007 Master Site Plan Modification)



Attachment (2007/2008 Master Site Plan Modification)



Attachment (*Modification Letter*)



MEMORANDUM

TO:	David Abramson
FROM:	Kona Gray, ASLA
DATE:	March 18, 2008
RE:	2007-2008 NSU Master Plan Update

Dear David:

As requested we have provided below (in a point-by-point format) all differences between last years and this years plan. We understand that this information will be added to the staff report that will go before Town Council at an upcoming agenda. The following items are in accordance to the Town of Davie Land Development Regulations Sec. 12-32-419 RAC-AV Ordinance. Please do not hesitate to contact us with any questions.

Summary of Progress

A. Changes to the Master Plan (*New items*)

1. Health Professions Division (HPD) Infill Buildings
 - o HPD Infill Buildings (Proposed item "A") located between Existing Buildings numbers 1 – 3. This is part of the Medical Campus in the northwest corner of the master plan. These buildings are new structures that will infill existing impervious surfaces i.e.: parking and service areas to maximize land use.
 - o HPD Infill Parking Structure Addition and Classroom Building (Proposed items "F" and "Q") located in the northwest quadrant of the campus north of Existing Parking Garage number 9.
2. NSU – Central Services and Physical Plant
 - o NSU – Central Services (Proposed item "P") located in the southern portion of the campus adjacent to the residences on SW 37th court.

B. Ongoing Project Master Plan Revisions (*Updated items from previous Master Plan*)

1. NSU – University School Master Plan (Phase 2) Phase 1 is under construction.
 - o University School Sports Center Addition (Proposed item "J") located in the center of the master plan. This building was noted in the last years report, however refined elevations have been provided.
 - o University School Cafeteria (Proposed item "N") located in the center of the master plan. This building was noted in the last years report, however refined elevations have been provided.
 - o Central Plant (Proposed item "O") located in the center of the master plan. This building was incorporated in the adjacent garage in last years report.
2. Sports Fields and Facilities
 - o Baseball field, soccer fields, concessions and restrooms (Proposed item "L" and "Y") located in the southern and southeast corner of the campus. The soccer fields are ongoing efforts under construction.
3. Campus Entry Signs
 - o Monument and Corner Signage (Proposed items "V" and "W") located on College Avenue and University Drive. These projects are ongoing efforts under construction.

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